

DESIGN AND CONSTRUCTION GUIDELINES AND STANDARDS

DIVISION 2 • EXISTING CONDITIONS

02 41 00 • DEMOLITION

SECTION INCLUDES

- 01 04 00 Existing Conditions
- 01 74 19 Construction and Demolition Waste Management
- 02 41 13 Building Demolition
- 02 41 19 Selective Demolition

RELATED SECTIONS

- 02 61 00 Contaminated Soil Removal
- 02 65 00 Underground Tank Removal
- 02 82 00 Asbestos Abatement
- 02 83 00 Lead Paint.
- 22 00 00 Plumbing
- 23 00 00 HVAC
- 26 00 00 Electrical

RESEARCH AND INVESTIGATION

- ☐ Perform **complete physical and record surveys** and photo-documentation of existing building and site conditions. Date all photos and reports.
- ☐ If warranted, perform selective demolition prior to bidding to minimize the scope and number of change orders related to latent conditions not included within the bid documents.
- ☐ Prepare an **inventory of materials to be removed from the site** and the estimated quantity of each.

The inventory should indicate material with value as scrap, for resale, or donation, as well as materials that cannot be dumped in landfills. For example, existing metal stairs with lead based paint can be sold to a scrap metal facility, are not considered hazardous waste, and provide a positive cash flow by eliminating the cost of disposal. Investigate the options to recycle all demolished materials and include specific provisions within the contract documents.
- ☐ Prepare an **inventory of materials to be removed and returned to the owner or reinstalled**, as well as items to be protected.

In many cases the Housing Authority may have a use for the material to be removed. Building artifacts, such as plaques and ornate building components may be removed, refurbished, and reinstalled.
- ☐ Determine if the building is within a historic byway or district.
- ☐ Identify any procedures and permitting organizations with oversight for building demolition in addition to the local building officials.
- ☐ Review local zoning requirements, such as lot size, set back requirements, and building use, prior to demolition of any structure.

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- ☐ Carefully investigate below grade conditions

Housing Authority properties are typically well documented by Dig Safe. Check for as built drawings as well as records that the city town may have.

When doing work in basements of existing buildings to be rehabilitated identify conditions with ledge, foundations of previous buildings, heavily reinforced slabs, etc. to determine the cost to incorporate the potential space for use within the building. Identify potential material that can interfere with the installation of waste piping, utility lines, and foundation construction.

- ☐ Locate nearby utility connections and show on drawings.

- ☐ Where conditions warrant, perform surveys for hazardous materials.

It is common for a current building to have been built over a previously demolished building or for older buildings to have been built in waste or sump pits that may present a contaminated soil issue.

Animals may also contaminate a site, such as attics with large amounts of pigeon droppings.

There may be a delay between the time of the site investigation and construction. Take continuing deterioration of existing buildings over time into account when preparing scopes of work. This is especially important when the scope of work involves reusing substantial portions of an existing building. A second survey of the building may be required just prior to bidding to verify if there has been further deterioration or new issues to consider.

DRAWING AND SPECIFICATIONS

- ☐ Drawings and specifications prepared for the bid documents must be comprehensive and specific.

Any furnishings must be addressed in the documents.

Show the limits of demolition work on the site.

Identify vegetation to be protected and/or removed.

- ☐ Coordinate the technical specifications with the General Conditions.

- ☐ Drawings are required even for the complete demolition of an existing building.

- ☐ Include photographic documentation in the specifications to record the pre-construction conditions. Cover specific conditions such as removal of all nails where existing materials are to remain, proper disposal of waste, etc.

- ☐ General statements and sentences such as “as required” are not acceptable.

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- ☐ If shoring is anticipated the requirements must be explicit and included within the drawings and specifications.
- ☐ Based on the survey of existing conditions, include the specific materials that the contractor will be required to salvage or recycle.
- ☐ The specifications should include requirements that the demolition firm be a company specializing in performing demolition for some number of years (submission of proof of their experience should be required). This information should be included as a required in the contract documents as a submittal.
- ☐ Determine if the Plumbing, HVAC, or Electrical filed sub-bidder should be responsible for specific demolition scope of work. If not specifically identified, demolition is provided by the general contractor, although the individual trades are required to cap off any utility connection to make the site safe for all workers.

CONSTRUCTION WASTE MANAGEMENT REFERENCES

The following links may be helpful in determining potential recycling markets for building materials:

Institution Recycling Network www.ir-network.com/index.html

Green Goat www.greengoat.org

EXECUTION

Contract documents must include provisions assigning the Contractor responsibility for:

- ☐ preparing the comprehensive Waste Management Plan for the project and providing oversight to implement the provisions of the approved Waste Management Plan. Note the Waste Management Plan is treated like a shop drawing and the oversight is recorded like as built drawings.
- ☐ submitting records of recycling salvage and dumping after demolition is complete
- ☐ repairing demolition that exceeds the scope of work described in the construction documents. .
- ☐ preparing an accurate record of capped utilities, subsurface obstructions, etc.
- ☐ notifying Dig Safe.